



TO LET

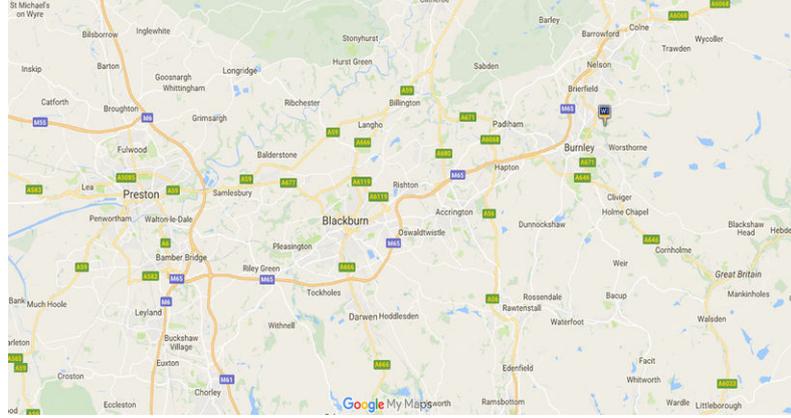
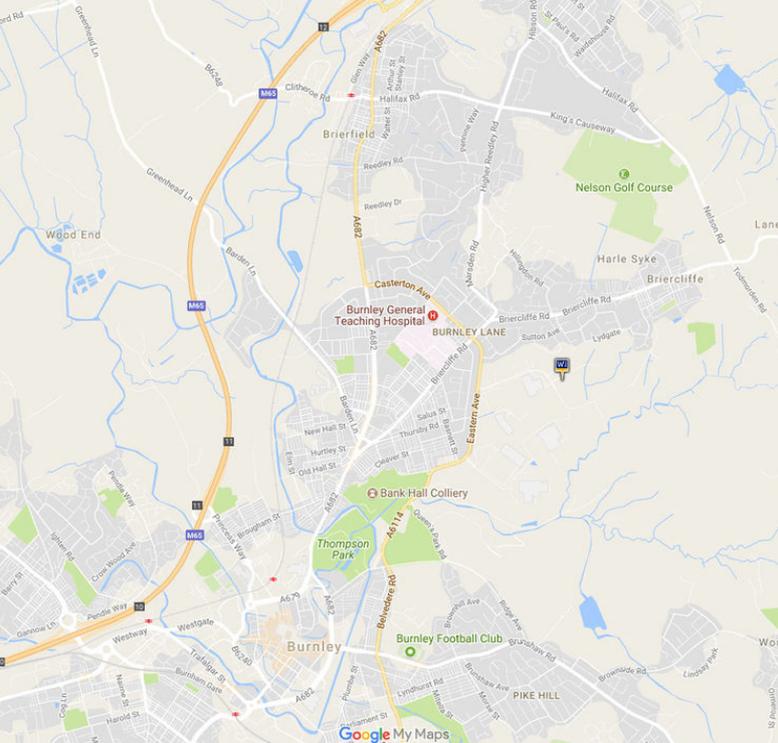
BALDERSTONE CLOSE

**HEASANDFORD INDUSTRIAL ESTATE, BURNLEY
BB10 2TA**



- **Established Location**
- **Excellent Transport Links**
- **Security Fencing**
- **Forecourt and Parking Areas**
- **Minimum Internal Height 5m**
- **Flexible Terms**

WORKSHOP / INDUSTRIAL UNITS
592-2,433 SQ FT (55-226 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Burnley Town Centre	2	8	Drive
J12, M65	2.8	10	Drive
Blackburn	13.2	28	Drive
Manchester	29.4	55	Drive

Source: theAA.com

BALDERSTONE CLOSE

HEASANDFORD INDUSTRIAL ESTATE, BURNLEY



DESCRIPTION

Balderstone Close Industrial Estate extends to over 24,000 sq ft in 17 modern workshop / industrial units in sizes from 592 - 2,433 sq ft. Each unit has a minimum internal height of approximately 5m and has a good car parking ratio with circulation space. The estate benefits from security fencing.

SPECIFICATION

- Manually operated roller shutter loading doors
- Mains gas to the estate
- Forecourt and car parking access
- Brick and blockwork walls
- Minimum internal height 5m
- Reinforced concrete floor
- Steel portal frame
- Gated development

EPC

The EPC ratings on the available units range from B42 - D85. Copies of individual EPC's are available on request.

TERMS

There are a range of flexible leasing options available. For more details please contact us.

LOCATION

Balderstone Close is situated within the established Heasandford Industrial Estate in Burnley. Burnley is a market town in Lancashire located 21 miles north of Manchester and 20 miles east of Preston.

The estate benefits from excellent transport links with Junction 11 of the M65 less than 3 miles away providing good communication links to the wider region. Nearby amenities include Tesco Reedley Esso Express less than 1 mile away.

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email northwest@whittlejones.co.uk



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